

CEDA Regional Planning Commission
Regular Meeting – 2 p.m.
Thursday, September 8, 2005

County Offices – Municipal Courts
Building
Public Chambers
5th Floor, 50 East Columbia Street
Springfield, OH 45502

AGENDA

- | | | |
|--|-----------------------------|------------------------------------|
| 1. Minutes – July 7, 2005 (Regular) | | <i>Discussion &
Action</i> |
| 2. Subdivision Amendments
05-SA-1 | City of Springfield | <i>Discussion &
Action</i> |
| 3. Thoroughfare Plan Amendments
05-TA-1 | City of Springfield | <i>Discussion &
Action</i> |
| 4. Zoning Map Amendments
S-2005-99 | Springfield Township | <i>Discussion &
Action</i> |
| 5. Modification to “Crossroads” Land Use Plan
CR-2005-99 | | <i>Discussion &
Action</i> |
| 6. Staff Comments | | <i>Discussion</i> |
| 7. Adjournment | | <i>Action</i> |

Minutes

Central CEDA Regional Planning Commission

Regular Meeting ~ 2 p.m.
Thursday, July 7, 2005

County Offices/Municipal Courts Building
Public Chambers
5th Floor, 50 East Columbia Street
Springfield, Ohio

Mr. Max Cordle, Chairperson of the Central CEDA Regional Planning Commission of Clark County Ohio, called the meeting to order at 2:00 p.m.

Present: Mr. Max Cordle, Mr. Gene Barnett, Mrs. Kim Marshall, Mr. Alan Peczkowski, and Ms. Sally Riley.

Absent: Mr. Dan Kelly and Mr. Michael Spradlin.

RPC: 7-14-05: Minutes ~ June 2, 2005 (Regular Meeting)

Motion by Mr. Barnett and seconded by Ms. Riley to approve the minutes as presented.

VOTE: Motion carried unanimously.

S-2005-6 Rezoning Case ~ Tom and Vikki Burnett ~ Springfield Township ~ 2 acres ~ 3404 W. National Rd. ~ B-3 to S (Specific Use Control District)

Mr. Philip Tritle from County Planning Staff presented the staff report. Mr. Tritle highlighted information contained in the staff report and on the maps. This case was presented to the board in March 2005 as a rezoning to I-2 (General Industrial District) which was not approved.

Staff recommends approval of the rezoning.

Mr. Cordle asked: if the property is rezoned to "S", will it retain the same use if the current owners move.

Mr. Tritle answered that a new owner would not have to rezone as long as they carry on the same uses.

Mr. Cordle asked if there is a time limit.

Mr. Tritle answered no.

Mr. Barnett asked if there are plans at this time to build anything else on the property.

Mr. Tritle answered that he has not heard of any plans.

RPC: 7-15-05 ~ S-2005-6 Rezoning Case ~ Tom and Vikki Burnett ~ Springfield Township ~ 2 acres ~ 3404 W. National Rd. ~ B-3 to S (Specific Use Control District)

Motion by Mr. Peczkowski, seconded by Mr. Barnett to recommend Approval to the Springfield Township Zoning Commission and the Springfield Township Trustees for the request of Tom and Vikki Burnett to rezone 2 acres from B-3 (General Business District) to S (Specific Use Control District)

VOTE: Motion carried unanimously.

05-ZA-2 ~ City of Springfield Zoning Amendments

Chris Moore, City of Springfield Planning Staff, presented the staff report. He highlighted proposed amendments regarding:

1. Target and Shooting Ranges.
2. Barber Shops and Beauty Parlors in the CO-1 District
3. Computer Controlled Variable Message Electronic Signs.

Mr. Barnett asked why the city cares whether a (sign) message fades in / fades out or moves in a direction.

Mr. Moore explained that flashing or scrolling messages are distracting to drivers. The city prefers for a message to fade in, be displayed for 8 seconds, and then fade out.

Mr. Peczkowski asked if there are any outdoor shooting ranges presently located in the city.

Mr. Moore answered that there are no outdoor shooting ranges inside the city limits, as far as he knows.

RPC: 7-15-05 ~ 05-ZA-2 ~ City of Springfield Zoning Amendments

Motion by Mr. Peczkowski, seconded by Ms. Riley to recommend Approval, to the Springfield City Commission regarding the Springfield City Zoning Code amendments pertaining to : 1) target and shooting ranges; 2) barbershops and beauty parlors in the CO-1 District; and 3) computer controlled variable message electronic signs.

VOTE: Motion carried unanimously.

Staff Comments:

Mr. Tritle announced that there have been no cases submitted. There will not be an August meeting.

Adjournment

RPC: 7-16-05: Adjournment

Motion Mr. Barnett, seconded by Mrs. Marshall to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:15 p.m.

Mr. Max Cordle, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

DEPARTMENT OF ENGINEERING AND PLANNING
PLANNING DIVISION
M E M O R A N D U M

TO: City Planning Board

FROM: Christopher Moore, Zoning Technician

DATE: July 28, 2005

RE: Subdivision Regulation Amendment

Section 1211.02 (a) of the City of Springfield Subdivision Regulations contained in the Codified Ordinances of the City of Springfield currently includes the following:

(3) When a cul-de-sac is permitted, the acceptable minimum road surface radius within the turnaround shall be forty (40) feet. The street configuration for a temporary "T" turnaround may be as illustrated in the reference manual located in the Department of Engineering and Planning.

It has been recently brought to the staff's attention that the radius prescribed in the Subdivision Regulations is in conflict with Section 1507.10 (a) of the Codified Ordinances of The City of Springfield. After discussion with the Fire Division regarding the conflict and turning radius requirements for modern fire apparatus it was determined that a greater radius was necessary to promote the health, safety, and welfare of the citizens.

Accordingly, staff proposes that Subdivision Regulations Section 1211.02 (a) be amended to the following:

(3) When a cul-de-sac is permitted **with a length greater than or equal to 300 feet**, the acceptable minimum road surface radius within the turnaround shall be **forty-five (45) feet**. **For a cul-de-sac with a length less than 300 feet, the acceptable minimum road surface within the turnaround shall be forty (40) feet**. The street configuration for a temporary "T" turnaround may be as illustrated in the reference manual located in the Department of Engineering and Planning.

Attachment: Subdivision Regulations Section 1211.02
Fire Code Section 1507.10

(o) Fiber Optic Conduit. For each new subdivision the subdivider or the subdivider's developer shall install fiber optic conduit within the public right-of-way along the entire frontage of each exposure where the subdivision adjoins a public street. Such construction shall meet all specifications of the City Engineer, shall be designed to allow adjacent properties to access the fiber optic conduit and shall be designed and constructed at the subdivider's expense or at the expense of the subdivider's developer.

1211.02 STANDARDS.

(a) Streets.

- (1) All streets in a subdivision shall be classified and governed in accordance with Section 1211.02, Table 2 located in this section, except for primary and secondary thoroughfares in which case reference should be made to the appropriate Thoroughfare Plan available in the offices of the Planning Board's staff or Clark County Planning Commission.
- (2) All street pavements shall intersect each other as near to right angles as possible. At right angle intersections, the curb radius shall be 25 feet at intersections involving two 50-foot rights-of-way. At all other street intersections, the curb radius shall be as specified by the City Engineer. At intersections where the angle is other than 90 degrees, the City Engineer shall determine acceptable curb radius.
- * (3) When a cul-de-sac is permitted, the minimum road surface radius within the turnaround shall be forty (40) feet. The surface configuration for a temporary or "T" turnaround may be as illustrated in the reference manual located in the Department of Engineering and Planning.
- (4) The minimum tangent between curves of a reverse curve in a collector street shall be 100 feet. The minimum tangent between curves of a reverse curve in a minor street shall be 50 feet except no tangent shall be required on minor streets if either of the curves has a degree of curvature of one degree or less (radius equal to or greater than 5,792.58 feet).

(b) Drainage. Where curb and gutters are involved, catch basins shall be constructed on the upstream side of the crosswalks, at all low points in the street at points where drainage ditches enter the area being developed, and on streets at distances of approximately 400 feet. However, if due to topographic features, the contributing storm flow is relatively small, the spacing of catch basins may be increased.

1211.03 SPECIFICATIONS.

(a) Street Grade Approval. No street grading shall be permitted until the Phase I Plan has been approved by the Planning Board and the City Engineer has approved the final construction drawings. The entire width of the right-of-way shall be brought to the approved grade and sloped at an angle agreeable to the Director, back from the property line to meet existing or planned elevation.

(b) Specifications. The design and construction of curb and gutter, streets, walks,

1507.08 OUTSIDE STORAGE.

Notwithstanding the provisions of Chapter 21 of the BOCA National Fire Prevention Code, the outside storage of combustible or flammable materials shall be enclosed by chain link fencing at least six (6) feet in height.

1507.09 FOOD CONCESSION.

(a) A hand portable fire extinguisher shall be installed not less than fifteen (15) feet from the location of any fixture or appliance used by a food service operation for cooking. Any such hand portable fire extinguisher shall have a rating of at least 40 B:C and shall be compatible with the fire suppressing system extinguishing agent required by this Fire Prevention Code. Extinguishers provided for the protection of cooking grease fires shall be only of the sodium bicarbonate or potassium bicarbonate dry chemical type.

(b) No temporary or mobile food service operation shall be located within twenty-five (25) feet of any other food service operation.

(c) No cooking shall be permitted in any tent or awning covered area.

(d) Any cooking involving the use of liquefied petroleum gas shall comply with the requirements of Chapter 36 of the BOCA National Fire Prevention Code.

(e) As used in this section, food service operation, temporary food service operation and mobile food service operation have the same meaning as defined in Ohio R.C. 3732.01.

(f) As used in this section, cooking is defined as the process of preparing food for eating by subjecting it to heat, such as, for example, by boiling, broiling, baking or frying the food. (Ord. 85-512. Passed 9-17-85.)

1507.10 FIRE LANES.

Notwithstanding the provisions of Section F-311.0 of the BOCA National Fire Prevention Code, additional requirements regarding fire lanes are set out in the following sections.

(A) (a) Dead Ends. All dead end fire lanes, more than three hundred (300) feet long, shall be provided with an all weather surface to turn around at the closed end at least ninety (90) feet in diameter.

(b) Extent. Fire lanes shall be required by the Fire Official to extend on any or all sides of a building's perimeter where necessary for fire fighting access.

(c) Weight Support. Required fire lanes shall be capable of supporting apparatus weights of fifty-five thousand (55,000) pounds, minimum.

(d) Turning Radius. Turning radius within fire lanes shall be a minimum of forty-five (45) feet turning path. "Turning path" means that area which includes the outer front overhang and the inner rear wheel of the fire apparatus.

(e) Special Equipment. The Fire Official shall require when necessary a larger turning patch for other typical fire apparatus of the jurisdiction.

(f) Signs. Fire lanes shall be posted at a maximum of every seventy-five (75) feet with an approved sign capable of being seen from the direction of travel.

(g) Sign Design. Signs for posting fire lanes shall conform to Ohio Department of Transportation sign regulations and standards for parking control zones as contained in the "Ohio Manual of Uniform Traffic Control Devices".

DEPARTMENT OF ENGINEERING AND PLANNING
Engineering Division
MEMORANDUM

TO: Chris Moore, Acting Zoning Technician

FROM: Tim Gothard, Director of Engineering & Planning

DATE: August 3, 2005

RE: Amendment to the City of Springfield Thoroughfare Plan

This office is recommending three changes to the current Thoroughfare Plan for the City of Springfield.

The first amendment would change the status of Benjamin Dr. from its current status as an arterial street running between Gateway Blvd. and U.S. Route 40 to a minor street which does not make a connection between Gateway Blvd. and U.S. Route 40.

The second amendment would involve the elimination of a section of N. Plum St. between Columbia St. and Grant St. This street would be replaced with a connector street running from Plum St. at the south end of the existing railroad bridge in a southwesterly direction to its connection with N. Yellow Springs St.

The third amendment would involve the abandonment of W. North St. from a point just east of Wittenberg Ave. westward to its current intersection with N. Yellow Springs St. This section of street will be replaced by a new street which begins on North St. just east of Wittenberg and then deflecting toward the southwest to line up with existing Columbia St. thence parallel with Columbia St. to its intersection with Plum St. and then deflecting toward the northwest to realign with existing North St. just west of Yellow Springs St.


The change to the status of Benjamin Dr. is needed in order to facilitate the construction and marketing of the Nextedge Technology Park.

The changes to Plum St. and North St. are necessary to facilitate the construction of a downtown hospital complex.

I have attached a map to this correspondence which outlines the above described changes.

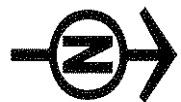
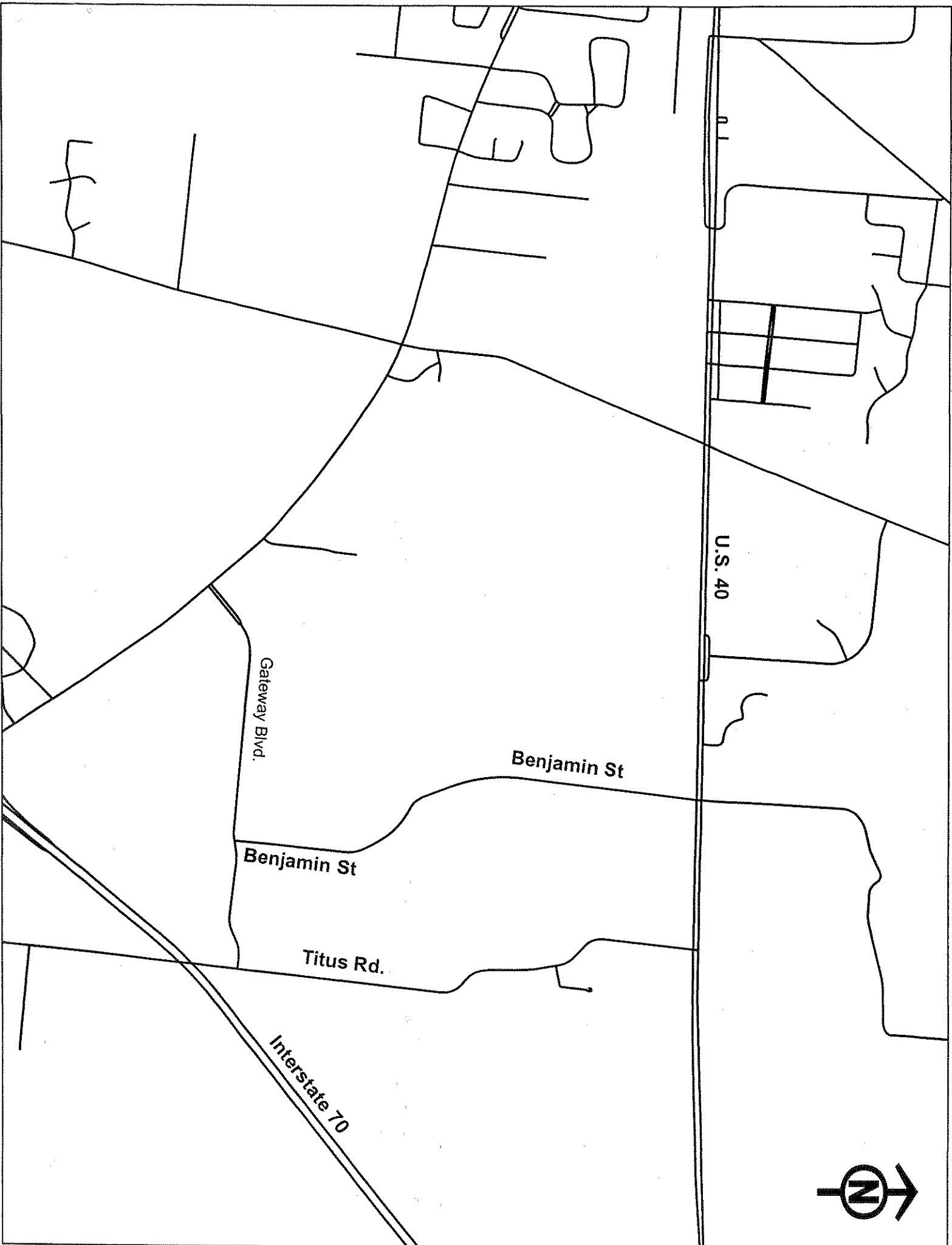
This office is requesting that the City Plan Board consider recommending that these changes be adopted by the Springfield City Commission at the Plan Board's August 8th meeting.

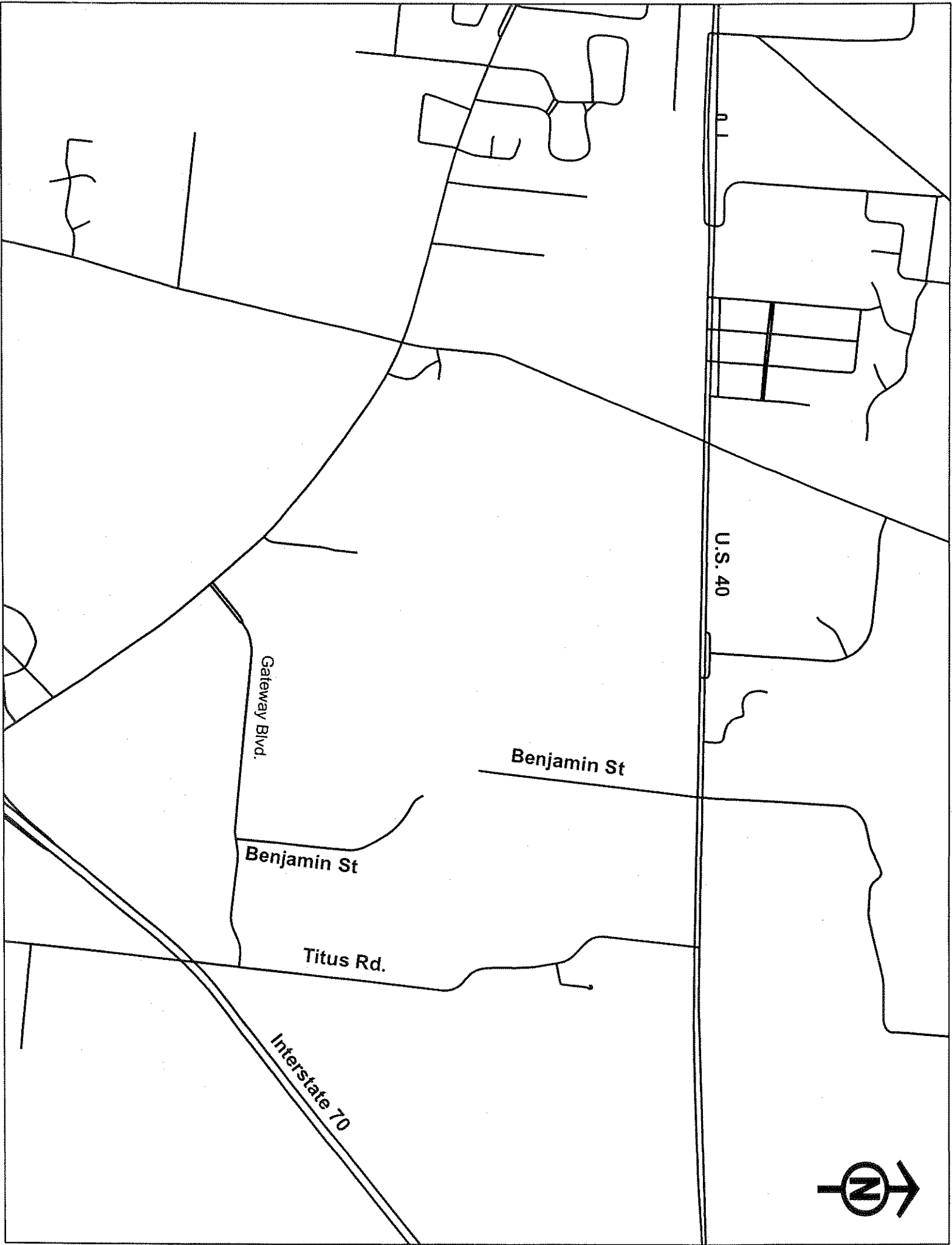
Respectfully,

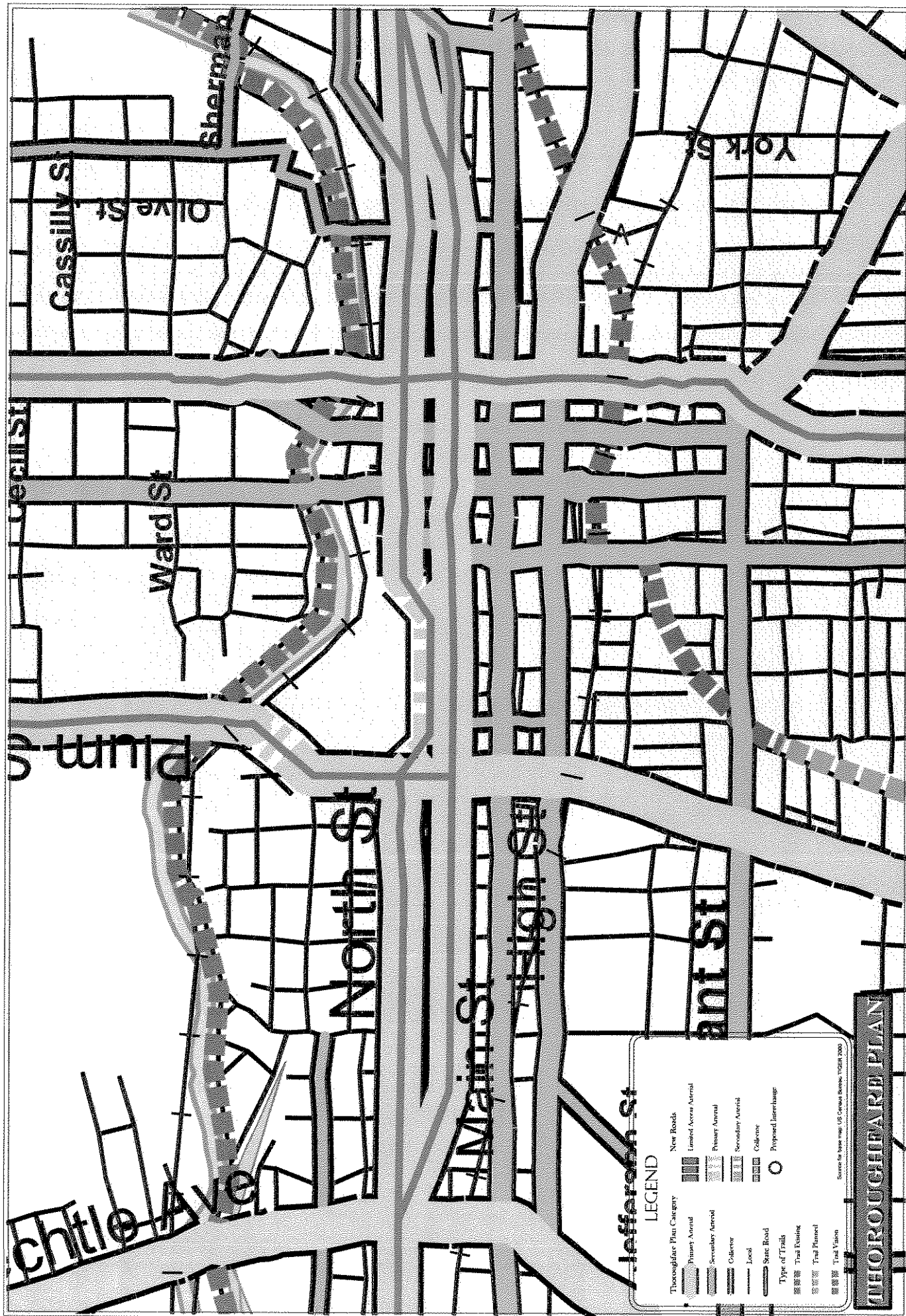


Timothy A. Gothard
Director of Engineering & Planning

TAG/mb







Jefferson St

LEGEND

Thoroughfare Plan Category	New Roads
Primary Arterial	Limited Access Arterial
Secondary Arterial	Principal Arterial
Collector	Secondary Arterial
Local	Collector
State Road	Proposed Interchange
Type of Trails	
Trail Fencing	
Trail Planned	
Trail Vision	

Source: City of Seattle, 100000 Scale Map, 2000

THOROUGHFARE PLAN

THOMAS W. WILSON

ATTORNEY AT LAW

466 NORTH PLUM STREET
SPRINGFIELD, OHIO 45504

TELEPHONE 937-324-5870
FACSIMILE 937-324-4265

August 6, 2005

Springfield City Planning Board
City Hall
Springfield, OH 45502

Re: Proposed Rerouting of North and Plum Streets

Ladies and Gentlemen:

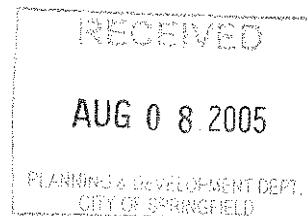
Please be advised that I am the owner of the real estate addressed 500-504 North Plum Street, Springfield, Ohio (a three unit apartment building) and 466 North Plum Street, Springfield, Ohio (my law office), as well as the co-owner of real estate addressed 462 North Plum Street, Springfield, Ohio (a four unit apartment building) and the vacant lot next to that real estate.

This letter is written in response to the proposal that you are considering to reroute Plum Street as detailed in the Springfield News Sun on Sunday, August 6, 2005 to express my opposition to that proposal because it fails to provide to my real estate road or driveway access to my real estate as is both provided by and required by law.

It is a violation of state and federal law to abolish existing street access to developed real estate as you propose, and I am writing to demand that any proposal that you adopt comply with the law and provide the continued road access to my developed real estate.

Sincerely,

Thomas W. Wilson



Zoning Case #S-2005-99

To: CEDA Regional Planning Commission	Date of Meeting: September 8, 2005
From: Planning Staff	Date of Report: August 31, 2005

SUBJECT: Zoning Map - Springfield Township - Amend

We have been in the process of digitizing the zoning maps for the areas covered by Township Zoning in Clark County. One of the areas covered by township zoning is Springfield Township.

The current Springfield Township Zoning Map is hand drawn from base maps originally drawn in the 1960's. These old maps do not have lot lines and the accuracy is as good as could be expected of maps drawn by hand. These maps are not very accurate. You cannot identify the exact location of zoning district boundaries in most places. Since we deal with them on a daily basis and have access to all rezoning cases, we have an advantage of being to identify specific properties - usually with a bit (or more) of research. By having the zoning maps digitized, zoning will now be "site specific" with accuracy at a very high level. This new map will be much more effective for the general public also.

It should be noted that we did not attempt to modify any zoning boundaries as we wanted to establish the new maps on a "one to one" basis. This can be somewhat difficult in areas where the zoning lines do not follow any known boundaries. We duplicated these maps in the best manner possible given this limitation.

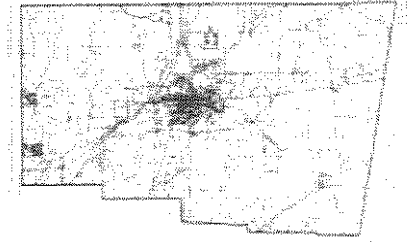
The existing proposed digitized map was sent to Springfield Township for their review and input. We still may have to fine tune these maps as we go through the adoption process.

Springfield Township passed a Resolution to proceed with the adoption of the new zoning map. After you act on this matter, it will be sent back to the Springfield Township Zoning Board and the Township Trustees for final action.

RECOMMENDATION

We recommend approval of the new Springfield Township Zoning Map.

CLARK
CLARK COUNTY
CLARK COUNTY PLANNING
CLARK COUNTY PLANNING COMMISSION
25 WEST PLEASANT STREET, SPRINGFIELD, OHIO 45506-2268
PHONE 937.328.2498 FAX 937.328.2621
WWW.CLARKCOUNTYOHIO.GOV



CHAIRPERSON
ELLIOTT TURNER

PLANNING DIRECTOR
SHANE W. FARNSWORTH

August 31, 2005

To: County Planning Commission
CEDA Regional Planning Commission

From: Planning Staff

Re: Modification to "Crossroads" Land Use Plan

The Dayton Region Growth Fund is a collaborative effort to combat the threat of jobs leaving the Dayton Region by encouraging a regional approach to the expansion and growth of existing and new businesses, with special targeting of the advanced manufacturing sector.

This grant application is submitted by Development Projects, Inc., a non-profit corporation structurally and operationally affiliated with Dayton Development Coalition, Inc., both of which are Ohio 501-C-6 non-profit corporations, (hereinafter referred to collectively as "the Dayton Development Coalition" or "The Coalition"). The Mission of the Dayton Development Coalition is to develop and execute regional initiatives for job creation and economic growth in the Dayton-Springfield, Ohio Region. CityWide Development Corporation, the non-profit economic development arm of the City of Dayton, is the Sub-Recipient, and will serve as the Fiscal Agent responsible for accounting and compliance. The third participant is the Turner Foundation, a philanthropic organization whose mission is to enhance the quality of life in the City of Springfield/Clark County community.

The following modification the 'Crossroads' Land Use Plan will allow our community to stay competitive in a rapidly changing environment.

Goals, Objective and Strategies

C. Land Use

2. B. Economic Development

Pages 4-5, 4-6

14. Encourage the development of a regional growth fund that targets manufacturing companies that are demonstrating global competencies, advanced technology adaptation, and new marketing development.

Implementation: Local jurisdictions

Timeframe: Ongoing